



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umada, Councilmember

COUNCIL AGENDA: November 15, 2005

TO: City Council

VIA: Dennis R. Holloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is for the City Council to consider recent requests for revisions to the Land Use (2.0) and Public Services and Facilities (8.0) Elements and continue the General Plan Update Project to December 13, 2005 for final actions on the Draft Final Program Environmental Impact Report (DFEIR) and Draft Final General Plan.

BACKGROUND

On November 8, 2005, the City Council was presented with an overview of the revisions to the Draft General Plan that culminated in the October 2005 version and two alternative proposals for the South Hills Area. The Council continued the General Plan Update Project to November 15, 2005 so that staff could review and address letters of comment that were received in late October and early November. Following discussion of the letters and responses, it is anticipated that the City Council will continue the General Plan Update Project to December 13, 2005 when the full Council will be available for final actions.

Additional background information on the Draft General Plan is available in the City Council and Planning Commission Staff Reports that were previously distributed. The November 8, 2005 City Council Staff Report is referenced herein as Attachment A (previously distributed).

ANALYSIS

Over the last few weeks, staff has received some additional correspondence on the Draft General Plan (October 2005) and DFEIR (see Attachment B). Staff's responses to the letters are elucidated below:

1. *Robert Frost, LLUF (Email of October 25, 2005) – Additions to Guiding Policy 8.5.2 (Public Services and Facilities Element) Regarding Full Service Medical Facilities*

The letter requests that the City Council add policy language to Guiding Policy 8.5.2 to encourage the development of full service medical care facilities and avoid the development of health care uses that provide limited services. Staff is concerned that the proposed revisions would place unfair limitations on the range of medical services that are available to the residents of Loma Linda. In addition, the California Heart and Surgical Hospital that was recently approved by the City Council would be rendered legal non-conforming by these revisions upon adoption of the Draft General Plan. For the reasons stated, staff does not recommend approval of this request.

2. *Robert Frost, LLUF (Email of November 7, 2005) – Revisions to SPA A Regarding Limitations on Building Height and Floor Area Ratios*

Staff has reviewed this request and determined that proposed revisions would not be inconsistent with the land uses intended for SPA A. However, staff proposes a different approach to revising the revisions to the Guiding Policy for SPA A. Staff's revisions are shown in bold/italic, as follows:

"Guiding Policy for Loma Linda Academy Special Planning Area A

The area should create a "high end" professional character in which building architecture, landscaping, and amenities (e.g., fountains, public art, walking pathways) serve to integrate various uses including research and development, professional or medical offices, *health care facilities*, religious assembly, and/or educational uses.

Implementing Policies for Loma Linda Academy Special Planning Area A

- a. Allow business park, professional or medical offices, *health care facilities*, and/or religious assembly along with ancillary uses such as restaurants and services along the frontages of the proposed Evans Street extension.
- f. All buildings should be one to three stories in height, *unless additional height is granted by the final review authority with an approved conditional use permit.*
- g. Appropriate densities for this Special Planning Area shall be 0.5 FAR for Business Park uses, Office uses, and for small institutional buildings (e.g., religious assembly buildings and schools). *Higher densities may be allowed for health care facilities and uses with an approved conditional use permit.* Medium high density residential uses shall be from 9.1 to 13 dwelling units per acre."

3. *Kathy Glendrange, Save Loma Linda (Letter of November 8, 2005) – Additional Comments on the Draft Final Program EIR (DFEIR)*

The letter from Ms. Glendrange on the DFEIR is quite lengthy and will require some additional review. Staff proposes to forward a response to the City Council on November 15, 2005.

4. *Kathy Glendrange, Save Loma Linda (Letter of November 8, 2005) – Additional Comments on the Draft Final General Plan (October 2005)*

Similar to Item 3 above, the letter from Ms. Glendrange on the Draft Final General Plan (October 2005) also is quite lengthy and will require some additional review. Staff proposes to forward a response to the City Council on November 15, 2005.

5. *Ed McCoy, Fairfield Residential LLC (Letter of November 9, 2005) – Alternative Proposal for 27 Acres, East of California Street in the Sphere of Influence*

During the City Council's review of the area formerly designated as SPA J, the land use designation was changed from a mixed-use concept that would allow a mix of commercial and residential uses to Business Park. Fairfield Residential LLC and Mr. Paul Hsu, who jointly control 27 acres of land east of California Street between Citrus and Orange Avenues, are requesting that an alternative proposal be considered. In short, they are proposing that 12 acres be designated as Business Park (rather than the full 27 acres), and 15 acres be designated as Medium Density Residential (5.1 – 9.0 du/ac). The letter and exhibits from Mr. Ed McCoy provide more detail on their proposal (see Attachment B).

Throughout the General Plan Update process, Staff has supported the establishment of a land use designation in this area that would allow a mix of residential and appropriate nonresidential uses such as business park and commercial office and services. The economic feasibility and fiscal analyses that were prepared for the General Plan Update Project, Barton Vineyard Project, and University Village and Orchard Park Projects indicate that the mission area does not have the absorption rates necessary to support strictly business park and offices uses. For this reason, staff supports the alternative proposal from Fairfield Residential LLC.

6. *Jonathan Zirkle, Loma Linda Resident (Letter Submitted on November 10, 2005) – Revision to the Land Use Map for Medium High Density Residential (9.1 to 13 du/ac)*

In May 2004, Mr. Zirkle and the Zirkle, Jesse, and Pang Families requested that their three property located at the southwest corner of Barton Road and Oakwood Drive be designated for high density residential uses. Due to political considerations, Mr. Zirkle and Dr. Jim Jesse withdrew their requests for a higher density in early 2005. Staff did not hear directly from Mr. Pang but assumed that his request also had been withdrawn.

On November 10, 2005, Mr. Zirkle submitted a letter to reactivate his request for his property at the southwest corner of Barton Road and Oakwood Drive. Because Mr. Pang did not withdraw his original request, his property is considered to be part of this most recent proposal to redesignate the properties from Low Density Residential (2.1 to 5 du/ac) to Medium High Density Residential (9.1 to 13 du/ac). Mr. Zirkle's letter outlines his request and the reasons he feels that the request should be granted.

ENVIRONMENTAL

The General Plan Update Project is subject to the California Environmental Quality Act (CEQA) and a Draft Program Environmental Impact Report (DEIR) (March 22, 2004) was prepared to evaluate the potential impacts of the project. The DEIR and Draft Responses to Comments that were received during the 45-day mandatory public review period were reviewed by the City Council on October 12, 2004.

The project is also subject to the Regional Congestion Management Plan (CMP) and Traffic Impact Analysis (TIA) was prepared to address the CMP requirements. The Council completed its review of the CMP TIA (May 13, 2004) and certified the document at the meeting on October 11, 2005.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft General Plan and related environmental documents, the financial impacts of the General Plan Update are unknown at this time.

ATTACHMENTS

- A. November 8, 2005 City Council Staff Report (previously distributed)
- B. Letters of Comment
 - 1. Robert Frost, LLUF (Email of October 25, 2005) – Additions to Guiding Policy 8.5.2 (Public Services and Facilities Element) Regarding Full Service Medical Facilities
 - 2. Robert Frost, LLUF (Email of November 7, 2005) – Revisions to SPA A Regarding Limitations on Building Height and Floor Area Ratios
 - 3. Kathy Glendrange, Save Loma Linda (Letter of November 8, 2005) – Additional Comments on the Draft Final Program EIR
 - 4. Kathy Glendrange, Save Loma Linda (Letter of November 8, 2005) – Additional Comments on the Draft Final General Plan (October 2005)
 - 5. Ed McCoy, Fairfield Residential LLC (Letter of November 9, 2005) – Alternative Proposal for 27 Acres, East of California Street in the Sphere of Influence
 - 6. Jonathan Zirkle, Loma Linda Resident (Letter Submitted on November 10, 2005) – Revision to the Land Use Map for Medium High Density Residential (9.1 to 13 du/ac)

PREVIOUSLY DISTRIBUTED DOCUMENTS

- 1. Draft General Plan (October 2004); Draft Land Use Element (April 2005); Draft Hillside Conservation Designation (Revised June 1, 2005); Draft South Hills Designation (October 25, 2005); and, Draft Final General Plan (October 2005)
- 2. Draft Existing Setting Report (June 5, 2002)
- 3. Draft Program Environmental Impact Report (March 22, 2004)
- 4. Traffic Impact Analysis (May 13, 2004) (CMP document); and, Revised Trip Generation Analysis Report (October 4, 2005);
- 5. Draft Final Program Environmental Impact Report (Response to Comments, Mitigation Monitoring Report) (June 21, 2004); and, Comment Letters (CBD, SBVAs, and Rutan & Tucker) and City's Responses

*City Council Staff Report
Meeting of November 15, 2005*

6. City Council Staff Reports (October 12, 2004; November 16, 2004; December 7, 2004; December 14, 2004; January 11, 2005; February 1, 2005; February 8, 2005; February 22, 2005; March 8, 2005; April 12, 2005; April 26, 2005; May 17, 2005; June 7, 2005, June 28, 2005; July 26, 2005; August 16, 2005; October 11, 2005; October 25, 2005; and, November 8, 2005)
7. Planning Commission Staff Reports (April 6, 2005)

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ATTACHMENT A

**NOVEMBER 8, 2005 CITY COUNCIL
STAFF REPORT
(PREVIOUSLY DISTRIBUTED)**

ATTACHMENT B

LETTERS OF COMMENT (Six)

Deborah Woldruff

From: Frost, Robert (LLU) [rfrost@llu.edu]
Sent: Tuesday, October 25, 2005 5:22 PM
To: Deborah Woldruff
Subject: General Plan - Additional Guiding Policy for 8.5.2
Importance: High

Deborah,

I have just been asked to request the Council to insert the following as additional Implementing Policies to Guiding Policy 8.5.2 on page 8-11 of the October, 2005 draft of the Loma Linda General Plan:

- i. Encourage the development of full service medical care facilities in order to adequately address all of the medical needs in the City.
- j. Avoid the development of health care uses that provide limited services to the detriment of the healthcare delivery system in the city and the surrounding region.

Thank you,

Bob Frost
Loma Linda University Foundation

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11/10/2005